



# THE CROSSWOODS REPORTER

A Newsletter for the Crosswoods Homeowners Association

April 2020

## President's Column

By Kelly Morris

Who would have thought how dramatically our lives and everyday way of life could have changed in such a brief period of time? A few short months ago, we ushered in a new year full of hope and promise. Since then, we've been gripped by a worldwide health pandemic that has had a profound impact on our health and economy. We have had to become super vigilant for our health and for those around us. Many have lost their sources of income. The pandemic has affected us all nationally as well as locally. As we continue to accept and adapt to new challenges of life, we've been asked to shelter at home and not to gather together. We have learned about social distancing. We've been told to wear masks when we go out in public to protect others and ourselves. When shopping, we expect long lines and special hours. Many of our regular stores are now closed and we shop online and have our purchases delivered. We are adapting to our new reality.

Just as these changes have affected our personal lives, they have also had a similar effect for our HOA. In an abundance of caution for everyone's health and safety, the HOA has also had to change business practices to meet the challenges facing us all. The office has been temporarily closed. Our General Manager, Garret Satfield, is intermittently working from home and at the office. He can be reached by calling the normal office phone number at (916) 723-3120. We have had to temporarily cancel our

traditional method of holding meetings because of the gathering restrictions we're under. To make sure we are maintaining our meeting responsibility, we are now conducting meetings by video and/or teleconferencing, which is open to all homeowners. I know this is certainly not ideal, but it is the best option available at this time. I would like to thank Garret and the staff at The Management Trust for helping to facilitate the meetings for us. Like everything else, these are temporary measures that will go back to normal once the restrictions are lifted.

Throughout this turbulent time the HOA is continuing to conduct its business as normally as possible. One of the recent items of business the Board has completed is the termination of contracts with River City Restoration (RCR). The Board, with the assistance of the association's legal counsel, has negotiated a payment plan with RCR to settle all outstanding payments. In keeping with this plan, the HOA made payments of \$100K in March and \$105K in April, leaving an outstanding balance of approximately \$421K. The HOA will make a minimum payment of \$50K every month until the balance is paid in full. Funding of the payments is from existing reserve budget contributions. In addition, the Board has directed that the following budgeted line items be redirected for repayments to RCR: 1) \$65K for hiring of a Project Manager; and, 2) \$55K for a tree care contract.

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### Newsletter Editors:

Garret Satfield  
Leslie Lake

### Office Contact Information

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Citrus Heights, CA 95621  
(916) 723-3120 (P)  
(916) 723-2234 (F)  
(866) 324-3704 (After-Hours Emergency)  
Mon., Tues., Wed., & Thurs. 9 am to 3 pm  
Friday: 9 am to 2 pm

### Board of Directors

Kelly Morris, President  
Red Straub, Vice-President  
Paul Ogden, Treasurer  
Teri Todd, Secretary  
Linda Rockett, Member at Large  
Bill Swars, Member at Large  
Vacant, Member at Large

### Management

Garret Satfield, General Manager  
garret.satfield@managementtrust.com  
Accounting Questions  
(916) 985-3633 ext. 8825

### Monthly Meeting Calendar:

#### Board of Directors

Fourth Wednesday at 6 pm

#### Architectural Control Committee

First Tuesday at 6 pm  
Mary Fenner, Chairperson

#### Finance & Insurance Committee

Third Wednesday at 4 pm  
Naomi Hauge, Chairperson

#### Landscape Committee

Second Tuesday at 10:30 am  
Bob Acrea, Chairperson

#### Pool Committee

Third Monday at 4 pm during Pool Season  
Pam Ashby, Chairperson

#### Neighborhood Watch Committee

Quarterly, First Monday at 6 pm  
Cynthia Biedermann, Chairperson

#### RV Lot Committee

Meets as Needed  
Vacant, Chairperson

#### Contract Review Committee

Meets as Needed  
Christine Swars, Chairperson

## President's Column

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The Board also agreed that approximately \$80K negotiated as a settlement with the HOA's siding supplier, Roseburg Forest Products Co., also be redirected for repayment. The Board's target for repayment in full is no later than the end of this coming October.

In addition to its normal business, the Board is also managing the recent recall that is presently underway. Although the recall is essentially a legal matter, at this point it does impact the current Board's ability to conduct its business, such as the appointment of Board and Committee vacancies. Although it may be within the purview of the Board to do so, these decisions have been deferred until after the recall. In the event the recall is successful, the new Board will need to develop plans and make decisions regarding the Board and Committee organizations.

We're all in this together, and together we'll get through this. The most important thing we can do, as we try to find our way through new and uncertain times, is to stay informed. These days at many levels there seem to be those who would engage in fear mongering to create panic for their own agendas. At the end of the day, each of us is responsible for being informed and doing what we think is right. There are many people telling us what to think these days, and some of them are knowledgeable and well-informed. We need to be careful however, not to allow others to do our thinking for us. Whether it's some in the national media or those who may come to our door, send us emails, or stop us on our morning walks and tell us what to think and do, we need to make our own informed decisions that are best for each of us as homeowners and as a community.

## Recent Emails Sent to Community

By Garret Satfield

Included at the end of this newsletter are copies of emails that were previously sent to the membership over the last two months.

If you would like to be included with future email blasts sent to the community, please send an email to:

garret.satfield@  
managementtrust.com

Upon receipt of your email, your email address will be added to the association's records and included with future blasts.

## Neighborhood Watch Update

By Cynthia Biedermann,  
Neighborhood Watch Chairperson  
(crosswoodsnw@gmail.com)

Happy Spring!

I guess there is one really positive thing about our current circumstances. Sheltering in place allows each and every one of us to keep our eyes open to any questionable activity in our community! With that I will remind you that it is not our job to confront a suspicious individual(s) or situation(s). It is simply our job as members of the Crosswoods community to report it.

Please mark your calendars now for the next Neighborhood Watch meeting, tentatively scheduled for Monday, July 6, at 6:00 pm. During the July meeting we will discuss plans for National Night Out, which is scheduled for Tuesday, August 4, this year. Anyone interested in volunteering to help with the Crosswoods National Night Out event or participating in Neighborhood Watch are encouraged to attend.

Be well!

### IMPORTANT!

Next Neighborhood Watch Meeting tentatively scheduled for July 6, 2020 at 6:00 pm in the HOA Meeting Room

The April 6 meeting was cancelled.

Citrus Heights Police Department  
Emergency #: 911  
Non-Emergency #: 916-727-5500



# Landscape Program

By Bob Acrea, Landscape Committee Chairperson

As I find myself shuttered in the confines of our home, I reflect on the various landscape items that I feel need sharing with new and longtime homeowners of Crosswoods. These are things related to general rules and guidelines affecting the landscape and irrigation maintenance.

Many of us have lived in other HOA organizations, and some joined Crosswoods from a standard residence. You may have discovered there are about as many variations in CC&Rs as there are HOAs.

We are an HOA that covers more maintenance than many others, from pools, to siding, decks, painting, all soft and hard landscape from the house and courtyard wall out, including irrigation. Streets, courts, and open common area, with the exception of Crosswoods Circle, are also ours to maintain. Our organization may have some of the most detailed regulations and guidelines of any.

At the time of purchase, you received from your realtor and escrow the CC&Rs and a reference to the various detailed rules and guidelines. In this article, I will highlight some of the key landscape actions and responsibilities we all have relative to the landscape and grounds of Crosswoods.

We were established in a very unique environment over 40 years ago. It includes an old oak forest and a parklike landscape. We do not have a cookie-cutter development where each home has the same landscape setting. It is the one thing that gives us a unique and quality environment, and at the same time, it complicates our management. Our oak forest, which is about half of the development, requires different

management decisions. Our other half was originally open pasture, which was developed in a more patterned layout and exists now with all non-native ornamentals, including redwoods. They each require different water management as well.

## Landscape Committee Review

The Crosswoods organization was established some 40 plus years ago. Along with the Board, a volunteer Landscape Committee (made up of homeowners) was also put in place. This committee was established to review landscape concerns and make recommendations to the Board for their approval or denial. You can gain access to an application form for your landscape concern online or by going to the office. All landscape concerns have to be submitted for this process of approval.

The Landscape Committee reviews such concerns and makes recommendations based on the approved landscape guidelines and goals, which take into consideration various aspects of the community, including water use, site conditions, aesthetics, cost (including HOA and/or homeowner), neighboring concerns, future maintenance, etc. Why is future maintenance of individual concerns important? The cost of each is a shared cost by all members of the HOA.

## Landscape Changes Through the Years

Water costs have continually gone up over the last ten years, and drought has taken a toll on California.

It is important to point out that we have a complicated irrigation system that was established when water was cheap, and every new homeowner in Sacramento wanted a large green lawn. We also have a soil condition and terrain that compete with good water

penetration. As the water costs began to increase and the drought conditions took over, we made changes to our landscape.

We gradually reduced 25 acres of lawn to 12, mainly in the back areas where the water was affecting the oaks and where ornamental tree growth and root impacts were reducing the quality of the lawns. We included the installation of shrubs with drip irrigation and included mulch and retention of oak leaf drop.

The goal has been to collectively maintain a quality aesthetic. The overall park presentation of Crosswoods has been our key selling point and personal pride.

## Watering

Many have inquired about water use or water schedules through the recent years. The developer did us no favors by putting in 38 separate meters for the irrigation. There was a new group of meters for irrigation with every new phase of the development, thereby increasing our monthly fixed access fees, separate from the cost of water. (Note: As you probably know, the HOA irrigation water is on a separate metering system from our individual homes).

Crosswoods has a sloping terrain and soil conditions that reduce good water penetration, causing runoff. Besides reducing lawns, we have had to manage the irrigation schedules to allow for better penetration and limited runoff. To do this, the irrigation specialist sets the clocks to run on what is called a "run and soak" schedule. That is, clocks begin on limited schedules (three times for five minutes each) and then are increased on days the system waters during the heat of summer. This allows for better penetration with reduction of runoff.

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# Landscape Program

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Needless to say, there are locations where some runoff may occur due to the layout of the old systems and the continual hardening of the soil through summer heat.

Some have asked why we water in late winter if we haven't had rain. The answer is that without ample rain for long periods, the top soil begins to dry and seal itself against penetration when rains do come. Consequently, this allows more rain water to run off. When the sub-moisture in the ground drops, and we do start normal irrigation, that water is not drawn down by a moist subsoil.

## General Information

As you know, we have our grounds maintenance done in two separate methods. The standard lawn and

shrub care, weed spray, blowing of leaf matter, tree care, etc. are done by contract. A small staff directed by our General Manager performs the irrigation management and maintenance, drainage issues, small repair projects, solutions to homeowner concerns related to irrigation and plant installation, the service of three pools and general grounds repair. To accomplish those services individually by contract would be difficult to define and manage, as well as expensive.

## Oak Worms

Birds love 'em!

The worms come in cycles, and this year must be the result of everything being in alignment. I suppose it could be our warm winter as well. In my four decades here, this is the worst I've seen. Arborists in past years told us it was not necessary to spray and that the worms would not really hurt the

trees. They will leaf out again. It is probably good it's still early and the weather is cool. If you want to research the aggressive chap, go on the web to the University of California for information. Subject would be under "UC IPM Oak worm management". Interesting information on our new temporary neighbor. (Or are WE just temporarily visiting in their home? Bugs and virus seem to be the new norm!)



## Committee & Board of Directors Meeting Schedule

**Architectural Control Committee:** Tuesday, May 5th at 6:00 pm

**Landscape Control Committee:** Tuesday, May 12th at 10:30 am

**Pool Committee:** Monday, May 18th at 4:00 pm

**Finance & Insurance Committee:** Wednesday, May 20th at 4:00 pm

**Board of Directors:** Wednesday, May 27th at 6:00 pm

**Architectural Control Committee:** Tuesday, June 2nd at 6:00 pm

**Landscape Control Committee:** Tuesday, June 9th at 10:30 am

**Pool Committee:** Monday, June 15th at 4:00 pm

**Finance & Insurance Committee:** Wednesday, June 17th at 4:00 pm

**Board of Directors:** Wednesday, June 24th at 6:00 pm

**Board of Directors:** Monday, July 6th at 6:00 pm

**Neighborhood Watch:** Monday, July 6th at 6:00 pm

**Architectural Control Committee:** Tuesday, July 7th at 6:00 pm

**Landscape Control Committee:** July 14th at 10:30 am

**Finance & Insurance Committee:** July 15th at 4:00 pm

Due to the coronavirus pandemic, it is anticipated that all future committee and board meetings will be held via video and/or teleconference. Instructions for digital attendance at the meetings will be included with the agendas posted at the community bulletin board.

## Upcoming Office Closures

In observance of Memorial Day and Independence Day, the office will be closed on:

⇒ Monday, May 25th

⇒ Friday, July 3rd

## Agenda Items Reviewed and Action Taken by the Board of Directors during the months of February and March

- ⇒ Reviewed funding proposals
- ⇒ Appointed committee members
- ⇒ Authorized publication of monthly financial packet
- ⇒ Approved new election rules for the community
- ⇒ Approved an application to rent a unit
- ⇒ Approved a homeowner's request for reimbursement
- ⇒ Approved a notice sent to the membership regarding the upcoming recall of members of the board
- ⇒ Appointed an Inspector of Elections for the recall
- ⇒ Approved a payment plan with River City Restoration